

PLEASE DO NOT REMOVE. FOR INSPECTION ONLY.

EVALUATION SUMMARY SHEET

1.	Applicant Name	Crista Eggers	
2.	Business Entity Name (if applicable)	N/A	
3.	Identified Location Address	517 County Road M Yutan, NE	
4.	Is the application incomplete ?	YES ☐	NO ☒
5.	Were there any disqualifying criminal convictions for any individuals named in the application	YES ☐	NO ☒
6.	Were there multiple applications by the same applicant?	YES ☐	NO ☒
7.	Did the applicant submit a request to license at an address previously recommended to be offered a license?	YES ☐	NO ☒
8.	Did the application score 70 or less on the business plan matrix?	YES ☒	NO ☐

Business plan matrix score

11

Recommendation:

If the evaluator responded **yes to any question** above, the **recommendation is to deny**.

If the evaluator responded **no to all questions** above, the **recommendation is to offer**.

Recommend an offer?	YES ☐	NO ☒
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Evaluator Name	
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EVALUATION SUMMARY SHEET

1.	Applicant Name	Crista Eggers	
2.	Business Entity Name (if applicable)		
3.	Identified Location Address	517 County Road M Yutan, NE 68073	
4.	Is the application incomplete ?	YES ☐	NO ☒
5.	Were there any disqualifying criminal convictions for any individuals named in the application	YES ☐	NO ☒
6.	Were there multiple applications by the same applicant?	YES ☐	NO ☒
7.	Did the applicant submit a request to license at an address previously recommended to be offered a license?	YES ☐	NO ☒
8.	Did the application score 70 or less on the business plan matrix?	YES ☒	NO ☐

Business plan matrix score 44

Recommendation:

If the evaluator responded **yes to any question** above, the **recommendation is to deny**.

If the evaluator responded **no to all questions** above, the **recommendation is to offer**.

Recommend an offer?	YES ☐	NO ☒
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Evaluator Name	
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EVALUATION SUMMARY 1-2-17

1	Applicant Name	CAISTA EGGERS
2	Business Name (If applicable)	COLTRAIL CHARTER CHITTYATION
3	Applicant Address	1701 N 3 172 ST OMAHA, NE 68136
4	Is the application complete?	YES ☐ NO ☒
5	Were there any outstanding issues identified during evaluation named in the report form?	YES ☐ NO ☒
6	Were there any other applications by the same applicant?	YES ☐ NO ☒
7	Has the applicant received a request to provide an address previously not recommended to be offered a license?	YES ☐ NO ☒
8	Did the applicant score 70 or less on the inspection? (If applicable)	YES ☐ NO ☒

Business plan matrix score **72**

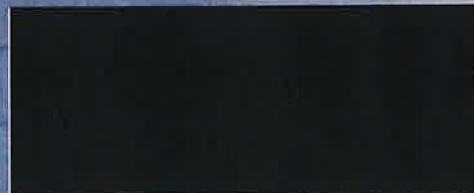
Recommendation:

If the evaluator responded yes to any question above, the recommendation is to deny.

If the evaluator responded no to all questions above, the recommendation is to offer.

Recommend an offer? YES ☒ NO ☐

Evaluator Name



PLEASE DO NOT REMOVE. FOR INSPECTION ONLY

From: [Crista Eggers](#)
To: [MCC Contact](#)
Subject: Medical Cannabis Cultivation License Application
Date: Tuesday, September 23, 2025 4:38:15 PM
Attachments: [Crista Eggers Business Plan for Cannabis Cultivation.pdf](#)
[Crista Eggers Cultivation Application.pdf](#)

 You don't often get email from cristaeggers@gmail.com. [Learn why this is important](#)

Nebraska Medical Cannabis Commission,

I, Crista Eggers have attached both my cultivation application form and personal business plan with supporting documentation. Two (2) files have been attached. My fingerprints and background check was completed on 9/12/25 at the State Patrol Office.

I am sending this at 4:37pm on Tuesday. September 23, 2025.

Thank you,

Crista Eggers
402.651.3495

REGISTERED CANNABIS ESTABLISHMENT APPLICATION FORM

License type applying for:

☒

Cultivator

☐

Manufacturer

☐

Dispensary

☐

Transporter

Name of proposed Registered Cannabis Establishment

Colton's Cure Cultivation

Applicant information:

First Name	Crista	Middle Initial	M
Last Name	Eggers		
Date of Birth		Social Security Number	
Street Address	11013 S 172nd St.		Ste #
PO Box			
City, State	Omaha, Nebraska		
Zip Code	68136		
Telephone Number	(402) 651-3495	Email Address	cristaeggers@gmail.com

If applying on behalf of a business entity:

Name of Entity			
State of Incorporation/Organization			
EIN		Registered Agent	
Street Address			Ste #
PO Box			
City, State			
Zip Code			
Telephone Number		Email Address	

Below, list the name and address of the applicant's officers, directors, managers, or owners, including any minority owner who holds five percent (5%) or more of the financial interests (other than a security interest, lien, or encumbrance) or more than five percent (5%) of the voting interests of an entity, including any parent and subsidiary entities:

Crista Eggers- 100%

Proposed location of Registered Cannabis Establishment:

Street Address	517 County Road M		Ste #
PO Box			
City, State	Yutan, Nebraska		
Zip Code	68073		
Telephone Number	(402) 613-2366	Email Address	bstarkel123@gmail.com
Do you own the property and building in which the proposed Registered Cannabis Establishment will operate?		Yes ☐	No ☒
If yes, could you provide proof of ownership upon request by the Commission?		Yes ☐	No ☐
If no, do you have a rental agreement or lease demonstrating your right to use the property?		Yes ☒	No ☐
If you do not own the property, provide the name, address, and contact information for the owner of the property:			
Owner: Beau Starkel Address: PO Box 540700, Omaha, NE 68154 Phone: 402-613-2366			

Civil and administrative action:

Has the applicant or any members, officers, directors, and managers had a citation, fine, sanction, injunction or court judgment levied against them, or a business owned by them, involving cannabis or cannabinoid related operations or sales?	Yes ☐	No ☒
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A completed application requires the following:

- A criminal history record information check submitted to the Commission by the Nebraska State Patrol as required by 238 NAC 1.
 - A summary of the applicant's business experience and a business plan meeting the following criteria:
 - Proof of financial capability to build, launch, and sustain cultivation, including access to capital, a detailed budget, and funding sources;
 - Facility design and operational readiness, including compliance with all applicable state laws and regulations and a demonstration of readiness to commence operations;
 - Demonstration of how the applicant meets the residency requirements in this chapter;
 - Any experience in operating a business in a regulated industry;
 - Any experience in cannabis cultivation, cannabis manufacturing, or cannabis retail;
 - Leadership team qualifications; and
 - Financial projections for the next year.
 - A signed attestation.
-

APPLICANT ATTESTATION

By signing, I attest to the following:

- That I satisfy the residency requirements in 238 Nebraska Administrative Code (NAC) 1 and have not been convicted of a disqualifying offense as listed in 238 NAC 1;
- That any entity associated with my application, including any members, officers, directors, or managers of associated entities, satisfy the residency requirements in 238 NAC 1 and have not been convicted of a disqualifying offense as listed in 238 NAC 1;
- That I am a United States Citizen who has been a resident of Nebraska for no less than four (4) years immediately preceding the application;
- That any business entity I am applying on behalf of is majority owned by United States Citizen(s) who has been a resident(s) of Nebraska for no less than four (4) years immediately preceding the application;
- That the location of the proposed Registered Cannabis Establishment is not within 1000 feet of a covered location as defined in 238 NAC 1;
- That I have paid all state and local taxes that are due, as well as any additional fees imposed by law;
- That any entity associated with my application has paid all state and local taxes that are due, as well as any additional fees imposed by law;
- That I am in compliance with any applicable state or local laws, regulations, or ordinances;
- That any entity associated with my application is in compliance with any applicable state or local laws, regulations, or ordinances; and
- That I understand that failure to comply with all applicable laws or regulations may result in sanctions against my license.

☒ By checking this box, I understand that by signing this form, either by handwritten signature or electronic signature, I am attesting that the information in this application form and all additionally submitted documents are true, accurate, and complete.

Signature	
Printed Name	Crista Eggers
Date:	09-22-2025

Upon completion, send this document to:

Email: mcc_contact@nebraska.gov

Crista Eggers Personal Business Plan and Supporting License Application Information for Cannabis Cultivation

1. Executive Summary

Name of Proposed Establishment: Colton's Cure Cultivation

Mission Statement: Colton's Cure Cultivation seeks to responsibly cultivate medical cannabis in full compliance with Nebraska law, ensuring a secure, transparent, and sustainable operation that delivers consistent, high-quality medicine for patients across the state.

Vision: At Colton's Cure Cultivation, my vision is to be a trusted leader in Nebraska's medical cannabis industry, recognized for reliability, regulatory integrity, and commitment to providing patients with safe and affordable access to medicine.

Objectives: To establish and operate a state-licensed medical cannabis cultivation facility that ensures patients in Nebraska have safe, consistent, and affordable access to high-quality medicine. My goal is to cultivate cannabis with the highest standards of compliance, security, and transparency, while fostering innovation in sustainable growing practices. I am committed to meeting all regulatory requirements set forth by the Nebraska Medical Cannabis Commission, and supporting the medical community by providing a reliable and ethical supply chain that prioritizes patient health and safety.

2. Proof of Financial Capability

I, Crista Eggers affirm that I possess the financial capability necessary to establish, operate, and sustain a compliant medical cannabis cultivation facility in the State of Nebraska.

My financial resources will be secured through a combination of my personal investment, as well as funding through committed private investors that will be without equity in the operation. I can demonstrate clear access to capital sufficient to meet all regulatory and operational requirements.

The following documentation is available and will be provided upon request to verify financial capability including but not limited to: bank statements verifying available funds, capital commitments, and a credit facility confirmation letter.

Budget Overview:	Cost:
Land Acquisition/Lease	\$100,000.00
Facility Construction, Compliance, & Security	\$150,000.00
Equipment & Regulatory Infostructure	\$100,000.00
Initial Operating Capital	\$150,000.00
Reserved Capital For Unexpected Costs	\$50,000.00

3. Facility Design & Operational Readiness

Land Acquisition: I have a signed letter of intent to lease the ground on which I would build my cultivation operation. The landlord is: Yutan, LLC. The address is: 517 County Road M, Yutan, NE 68073. This establishment is not within 1000 feet of a covered location as defined in 238 NAC 1.

**Letter Of Intent To Lease Land Attached (Attachment #1)*

Site Details: I would plan to build a 5,000-7,500 sq ft facility in a zoned agricultural area, compliant with all local ordinances. The final lease agreement and construction on site would begin after confirmation of a license.

Facility Layout: Cultivation room, drying/curing areas, packaging, and storage.

Environmental Controls: Advanced HVAC, humidity control, and automated irrigation systems.

Security Systems: 24/7 video surveillance, access control, perimeter fencing, and secure entry points.

Compliance: All facets of the operation will be in strict compliance with up to date state, city and municipality regulations, in addition to OSHA standards, and ADA guidelines.

**Cultivation Facility Build Plans Attached (Attachment #2)*

**Map Of Land (Attachment #3)*

4. Residency & Ownership Compliance

I attest that I, Crista Eggers meet the residency for majority owner of 4+ years with documented tax returns and a state drivers license, in addition to meeting 238 NAC 1 requirements for ownership and residency. I have been a resident of Nebraska since 2011.

**IRS filing confirmation for past 4 years attached (Attachment #4)*

**Nebraska State Drivers Licence (Attachment #5)*

5. Experience & Leadership

I bring extensive experience across every stage of the cannabis industry, from seed to sale. Through hands-on involvement and close collaboration with cultivators, processors, distributors, and dispensary operators, I have gained a deep understanding of the operational, regulatory, and compliance requirements at each level. Beyond direct industry engagement, I have studied both successful and failed cannabis business models, analyzing what drives sustainable growth as well as the common pitfalls that lead to failure. This comprehensive perspective has equipped me with the ability to identify opportunities, anticipate challenges, and strategically design business structures that avoid costly mistakes while positioning for long-term success. This combination of practical, end-to-end industry knowledge and ongoing education of strategic market analysis has given me a unique perspective on building an efficient and compliant medical cannabis business.

Outside of the medical cannabis space, I have worked alongside my spouse in the management and operation of a regulated agricultural business on our family-owned farm for the past thirteen years. My experience spans all aspects of business operations, including developing and implementing business plans, negotiating and securing contracts and lease agreements, and overseeing the purchase and sale of essential agricultural equipment. This role has required strong financial acumen, organizational skills, and a thorough understanding of compliance within a regulated environment, while also fostering long-term business sustainability.

Through my extensive involvement in three statewide ballot initiatives, I have gained firsthand experience navigating compliance requirements, working closely with communities, and ensuring strict adherence to state and local laws. This effort required managing complex petitioning processes, engaging with diverse stakeholders, and coordinating with both state and local officials to be in compliance with all regulations.

I learned to anticipate and respond to compliance challenges by ensuring that every action, from signature gathering to campaign finance reporting, met the highest legal standards. Additionally, I collaborated with community leaders, city and state governments, and advocacy organizations to align our efforts with local communities while maintaining transparency and accountability.

This work instilled in me a deep respect for the rule of law and taught me the importance of building trust through careful compliance, community partnership, and strict attention to regulatory detail. These experiences have prepared me to operate successfully in highly regulated environments that require precision, integrity, and accountability.

6. Cannabis Cultivation Operations Plan

1. Facility Security & Access Control

- Cultivation site must have 24/7 video surveillance, restricted access zones, and intrusion detection systems. Fencing and signage in compliance with state regulations and local ordinances will strictly be followed.
- Entry is limited to authorized, background-checked personnel, with detailed visitor logs maintained.

2. Sanitation & Environmental Controls

- Facilities are required to implement clean-room protocols, including protective clothing, sanitation stations, and pest management free from prohibited chemicals.
- Air filtration, humidity, and temperature are carefully monitored to prevent contamination, mold, or mildew and all other regulated testing protocols.

3. Pesticide & Chemical Use

- Only state-approved pesticides and cleaning agents may be used.
- Records of all applications are logged and available for inspection at any point to ensure compliance with agricultural and health regulations.

4. Seed-to-Sale Tracking & Recordkeeping

- All plants and harvested material must be tagged and tracked in state-mandated inventory systems such as METRIC or similar systems.
- Chain-of-custody records are maintained from seed germination to final sale to ensure accountability.

5. Worker Safety & Training

- Employees will receive training in occupational health, hazard communication, and proper handling of cannabis plants and materials. Ongoing education will be provided and required.

- Personal protective equipment (PPE) will be required when handling plants, fertilizers, or chemicals.

6. Testing & Quality Assurance

- Harvested cannabis will be subject to mandatory third-party laboratory testing for potency, pesticides, heavy metals, microbial contaminants, and residual solvents in compliance with state regulation.
- Products that fail testing are quarantined and destroyed under documented procedures by state regulation.

7. Waste Disposal & Environmental Responsibility

- Cannabis waste is rendered unusable through approved destruction methods and documented for regulatory compliance.
- Environmental safeguards ensure safe water use, waste treatment, and energy-efficient practices.

8. Regulatory Compliance & Audits

- Cultivation facilities are subject to regular inspections and audits by state agencies.
- Comprehensive compliance manuals, SOPs, and staff training ensure adherence to evolving regulations

7. Financial Projections (1–3 Years)

Final Projections (1-3 Year)	Revenue	Expenses	Projected Net Income
Year 1	\$150,000.00	\$550,000.00	-\$400,000.00
Year 2	\$500,000.00	\$350,000.00	\$150,000.00
Year 3	\$1,00,000.00	\$350,000.00	\$650,000.00

- **Year 1:** Startup costs dominate, with significant investments in land, construction, security, and equipment. Revenue will be limited due to ramp-up and compliance timelines. Projected \$550,000 in expenses against \$150,000 in revenue.
- **Year 2:** The facility is expected to achieve full cultivation and production capacity. Projected \$500,000 in revenue against \$350,000 in expenses, resulting in a projected net income of \$150,000. Break-even is anticipated by mid-Year 2.
- **Year 3:** Expansion and operational optimization are expected to drive strong growth. Projected \$1 million in revenue against \$350,000 in expenses, with an estimated net income of \$650,000.

These projections demonstrate a clear path to profitability and sustainable operations, with conservative assumptions regarding costs and realistic expectations for revenue growth.

8. Risk Management

- **Insurance Coverage:** Crop, liability, and property insurance policies will be secured.
- **Contingency Planning:** Emergency funds allocated in budget for unforeseen operational interruptions.
- **Compliance Audits:** Regular internal and third-party compliance reviews scheduled.

9. Conclusion

Throughout my professional and advocacy journey, I have built a foundation of experience that uniquely prepares me to operate within a highly regulated and compliance-driven industry. My background in family-owned agricultural operations has provided me with more than a decade of hands-on management of regulated farming practices, business planning, contract negotiation, and the responsible acquisition and operation of land and equipment. These experiences taught me not only the importance of efficiency and accountability but also the necessity of working within strict legal and operational frameworks.

In addition, my leadership role in a statewide ballot initiative has given me direct experience in navigating compliance requirements, collaborating with diverse communities, and working alongside lawmakers to advance policies under close public and legal scrutiny. This work demanded a high level of integrity, adaptability, and persistence in the face of opposition, qualities that I now bring to the medical cannabis industry.

My deep study of cannabis markets, examining both successful business models and the pitfalls of failed ones has strengthened my ability to identify risk, implement best practices, and build an operation designed for both sustainability and growth. I have also gained practical knowledge across every stage of cannabis operations, from seed to sale, which equips me to oversee cultivation, ensure adherence to safety standards, and deliver consistent quality.

Financially, I have secured access to sufficient capital and developed a responsible budget that accounts for startup costs, operating needs, and long-term growth. This plan demonstrates not only fiscal responsibility but also a clear path to profitability by mid-Year 2, with strong projected revenues and reinvestment strategies.

Above all, my motivation is rooted in purpose. My work is not only about building a compliant and successful business, it is about ensuring that Nebraska patients, including my own son, can finally access safe and effective medical cannabis. With integrity, determination, and proven leadership, I am prepared to build a cultivation operation that embodies professionalism, compassion, and long-term success.

10. Attachments Included With Application:

Attachment #1: Letter Of Intent to Lease

Attachment #2: Cultivation Facility Build Plans

Attachment #3: Map Of Land At 517 County Road M, Yutan, NE 68073

Attachment #4: IRS Filing Confirmation For Past 4 Years

Attachment #5: Nebraska State Drivers Licence

Attachment #6: Invoice Of Fingerprinting And Nebraska Criminal History Check

Attachment #1: Letter Of Intent to Lease

LETTER OF INTENT TO LEASE

(Contingent Upon Issuance of Cultivator License)

Date: September 23, 2025

Landlord: Yutan LLC

Property: 517 County Road M, Yutan, NE 68073

This Letter of Intent ("LOI") serves as confirmation that Yutan, LLC ("Landlord") agrees to grant a lease for the property located at 517 County Road M, Yutan, NE 68073 ("Property") to Crista Eggers ("Tenant"), subject to the following condition:

1. Contingency:

The lease will be executed only upon Tenant's successful issuance of a valid cultivator license by the appropriate regulatory authority.

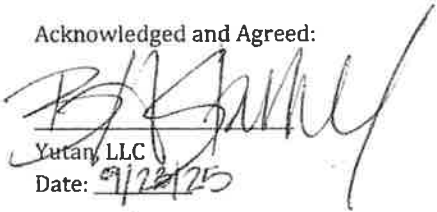
2. Lease Terms:

The final lease agreement shall include terms mutually agreed upon by Landlord and Tenant, including but not limited to lease rate, term, and property use in compliance with applicable laws.

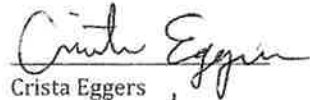
3. No Binding Obligation Until Executed Lease:

This LOI serves only as an expression of Landlord's intent and is not a binding lease agreement. A formal lease will be executed after the contingency has been satisfied.

Acknowledged and Agreed:

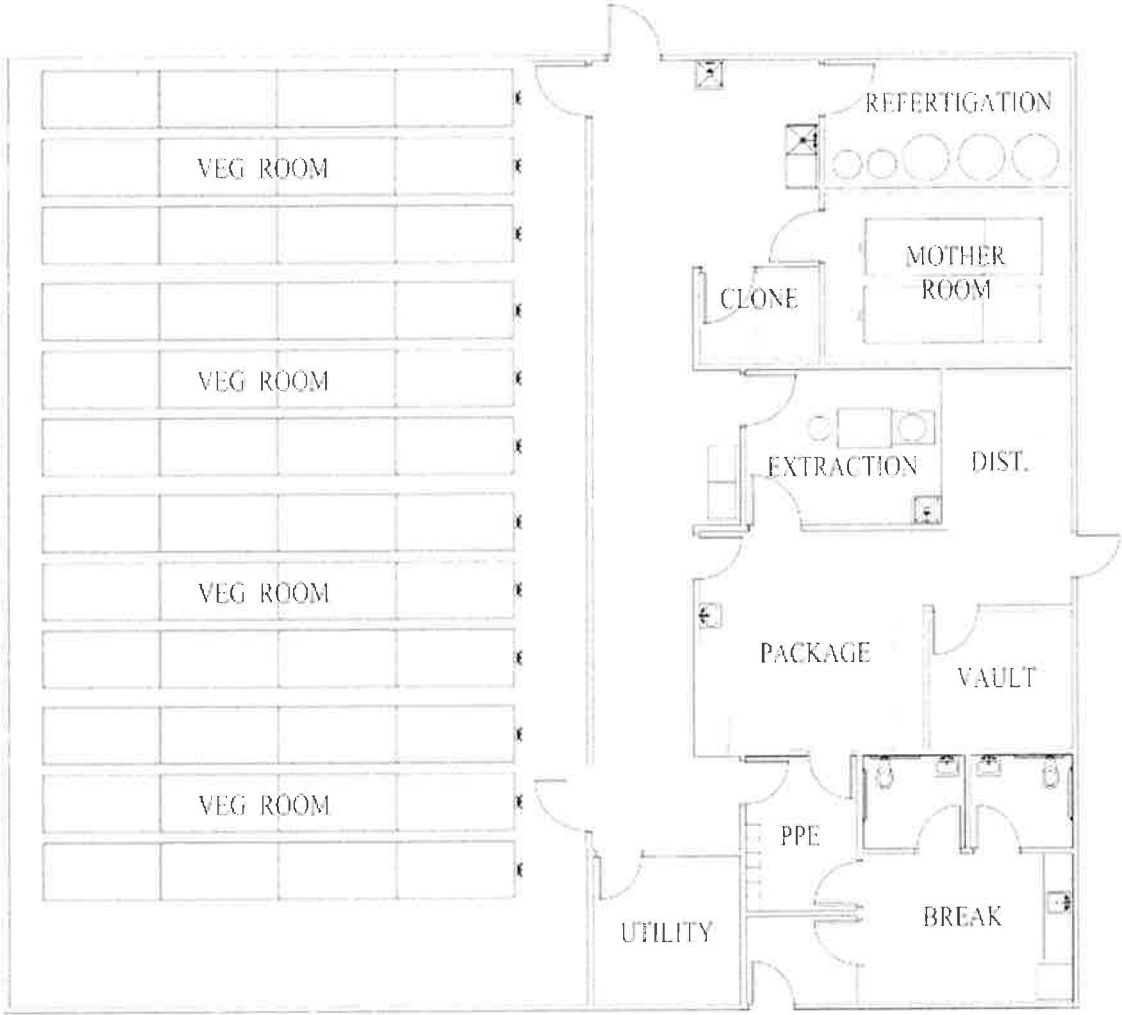

Yutan, LLC

Date: 9/23/25


Crista Eggers

Date: 9/25/25

Attachment #2: Cultivation Facility Build Plans



Attachment #3: Map Of Land At 517 County Road M, Yutan, NE 68073



Attachment #4: IRS Filing Confirmation For Past 4 Years

This report contains sensitive taxpayer data



Tax Compliance Report

Name: CRISTA M EGGERS
SSN: [REDACTED]
Date: September 23, 2025

Filing information

IRS tax records don't show any overdue individual or business tax returns (if you're a sole proprietor required to file excise or employment tax returns). Visit www.irs.gov or call 800-829-1040 for tax help.

Tax period	Tax type	Return filing information
2024	1040 Series	[REDACTED]
2023	1040 Series	[REDACTED]
2022	1040 Series	[REDACTED]
2021	1040 Series	[REDACTED]

Amount you owe

IRS tax records don't show any unpaid federal income, employment or excise tax debt.

Attachment #6: Invoice Of Fingerprinting And Nebraska Criminal History Check

My completed fingerprinting and Nebraska Criminal History Check was completed on Friday, September 12th at 3:27pm at the State Patrol Office at 4411 South 108th Street, Omaha, NE 68137. My fee was paid at this time, and invoice is provided below.

9/23/25, 2:48 PM

Gmail - Fingerprinting Appointment Confirmation



Crista Eggers <cristaegg@egov.com>

Fingerprinting Appointment Confirmation

no-support@egov.com <no-support@egov.com>
To: cristae@egov.com

Fri, Sep 12, 2025 at 3:27 PM



Fingerprinting Appointment

NEBRASKA STATE PATROL

Thank You - Please keep this receipt for your records

Order ID 94387958

Order Date/Time 09/12/2025 15:27:15 CDT

Payment Summary

NE.gov Fee \$2.50

Fingerprint Fee \$30.00

NE.gov Total Paid \$32.50

Additional Information

Full Legal Name
Crista M Eggers

Appointment Type
Name Check with Fingerprints (Nebraska Only)



NEBRASKA STATE PATROL
CRIMINAL HISTORY RECORD
CHECK RECEIPT



SEND TO:

MEDICAL CANNABIS COMMISSION
MCC
PO BOX 95046
LINCOLN, NE 68509

REQUESTED BY:

CRISTA M EGGERS
11013 SOUTH 172ND STREET
OMAHA, NE 68136

RECEIPT NUMBER : 2025NF506965

RECEIPT DATE : 9/15/2025

PAYMENT INFORMATION:

PAYMENT TYPE	REFERENCE NUMBER	PAYMENT AMOUNT
INTERNET	94387958	\$30.00
TOTAL :		\$30.00

REFERENCE :

LAST NAME	FIRST NAME	MIDDLE	SUFFIX
EGGERS	CRISTA	MARIE	

CRIMINAL IDENTIFICATION DIVISION
NEBRASKA STATE PATROL
4600 Innovation Dr.
LINCOLN, NEBRASKA 68521
PHONE: (402) 479-4971
SECURE FAX: (402) 479-4321